

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

26a Cannes Grove, Beaumaris Vic 3193

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,950,000

&

\$2,095,000

Median sale price

Median price \$1,978,000

Property Type House

Suburb Beaumaris

Period - From 01/04/2024

to 31/03/2025

Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	4b Bolton St BEAUMARIS 3193	\$2,185,000	07/05/2025
2	26a Erowal St BEAUMARIS 3193	\$2,100,000	24/04/2025
3	1b Cochrane Av MENTONE 3194	\$2,100,000	15/04/2025

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

16/06/2025 11:24



3 3 5

Property Type: Townhouse
(Single)

Agent Comments

Indicative Selling Price

\$1,950,000 - \$2,095,000

Median House Price

Year ending March 2025: \$1,978,000

Comparable Properties



4b Bolton St BEAUMARIS 3193 (REI)

Agent Comments

4 3 2

Price: \$2,185,000

Method:

Date: 07/05/2025

Property Type: Townhouse (Single)



26a Erowal St BEAUMARIS 3193 (REI)

Agent Comments

4 3 3

Price: \$2,100,000

Method:

Date: 24/04/2025

Property Type: Townhouse (Single)



1b Cochrane Av MENTONE 3194 (REI)

Agent Comments

4 3 2

Price: \$2,100,000

Method:

Date: 15/04/2025

Property Type: Townhouse (Single)

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